

# CITY OF SAN BRUNO

## DEPARTMENT OF PLANNING AND BUILDING



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### PLANNING COMMISSIONERS

Terry Birt, *Chair*  
Mary L. Johnson, *Vice-Chair*  
Bob Marshall Jr.  
Perry Petersen  
Joe Sammut  
Robert Schindler  
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# A G E N D A

Planning Commission Meeting  
Tuesday - March 21, 2000  
City Hall Council Chambers  
567 El Camino Real  
7:00 to 11:15 P.M.

Agenda is posted on the San Bruno web site at <http://www.ci.sanbruno.ca.us>

### Roll Call

### Pledge of Allegiance

1. **Approval of Minutes** February 15, 2000
2. **Communications**
3. **Public Comment** Items Not on Agenda
4. **3531 Highland Drive**  
Use Permit 00-01 (Public Hearing)  
  
Environmental Determination:  
Categorical Exemption  
  
Zoning: Single-Family Residential (R-1)  
  
Request for a Conditional Use Permit to allow the construction of a two-story addition resulting in an increase in the gross floor area by more than 50% and a second-story front deck which is larger than 72 square feet; per Sections 12.200.030.B.1 and 12.200.040.B.3.(a) of the San Bruno Zoning Ordinance. (Owner: Mr. & Mrs. Michael Rjaile, 3531 Highland Drive. Designer: Kamil Tabib, Dynamic Design, 912 15<sup>th</sup> Avenue, Daly City).
5. **1029 San Felipe Avenue**  
Use Permit 00-02 (Public Hearing)  
  
Environmental Determination:  
Categorical Exemption  
  
Zoning: Single-Family Residential (R-1)  
  
Request for a Use Permit to allow the construction of a 302 sq.ft. bonus room behind the garage and a 707 sq.ft. addition to the main floor resulting in a floor area ratio of .63 where .55 is allowed; per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. (Owner: Robert and Wendy Kelley, 1029 San Felipe Avenue. Architect: Ken Ibarra, 484 Milton Avenue).

6. **879 Easton Avenue**  
Use Permit 00-03 (Public Hearing)
- Environmental Determination:  
Categorical Exemption
- Zoning: Single-Family Residential (R-1)
- Request for a Conditional Use Permit to allow the construction of a single family residential addition which would be greater than 50% larger than the existing residence and would have a floor area ratio of .551 where .55 is allowed; per Sections 12.200.030.B.1&2 of the San Bruno Zoning Ordinance. (Owner: Hari Shankar, 879 Easton Avenue. Designer: Niall O'Neill, 871 Easton Avenue).
7. **160 El Camino Real**  
Architectural Review Permit 00-01  
Parking Exception 00-01, Use Permit 00-04 (Public Hearing)
- Environmental Determination:  
Categorical Exemption
- Zoning: General Commercial (C-1)
- Revised request for a Conditional Use Permit, Architectural Review Permit, and Parking Exception to allow construction of a 960 square foot convenience mart within an existing retail building and new gas pump canopy on the site of a former gas station and existing carpet store per Sections 12.96.110.C.6, 12.108.010.A, and 12.100.090 of the San Bruno Zoning Ordinance. (Owner: Ruth Edel, 1210 Chula Vista, Belmont. Designer: RoMoCo Designers, 1195 Skyline Drive, Daly City. Tenant: Shibli and Neigheht Azar, 2956 Shannon Drive, South San Francisco).
8. **205 Angus Avenue West**  
Zone Change 00-01, Parking Exception 00-02  
Architectural Review Permit 00-02, and  
Use Permit 00-05 (Public Hearing)
- Environmental Determination:  
Negative Declaration (Public Hearing)
- Zoning: Central Business District (C-B-D)
- Request for a Zone Text Amendment to amend Section 12.96.120.C.4 of the Zoning Ordinance to allow club and lodge facilities in the 200 block of Angus Avenue West as a conditional use and a Use Permit, Architectural Review Permit and Parking Exception for a 3,473 sq.ft. addition to an existing single story commercial building resulting in an 8,291 sq.ft. building with an exterior alteration visible from the public right-of-way and includes a 44 space parking exception; per Chapters 12.108, 12.112 and 12.136 and Sections 12.96.120. C.4, 12.100.090 and 12.100.120 of the San Bruno Zoning Ordinance. (Applicant/Architect: Steven Lesley, 205 Angus Avenue West. Owner: Artichoke Joe's, 659 Huntington Avenue).
9. **Specific Plan Study Session**  
(Public Comment)
- Environmental Determination:  
Environmental Impact Report
- Zoning: Administrative Research (A-R)  
Neighborhood Commercial (C-N)  
High Density Residential (R-4)  
Open Space (O)

- 10. City Staff Discussion**
- 11. Planning Commission Discussion**
- 12. Adjournment**

If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.